

**MINUTES FOR THE SPECIAL MEETING OF THE
PLAN COMMISSION / ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS
JULY 28, 2016 7:00 P.M.**

**CAMPTON TOWNSHIP COMMUNITY CENTER
5N082 OLD LAFOX ROAD
CAMPTON HILLS, ILLINOIS**

1. Call to Order

Chairperson Carpenter called the meeting to order at 7:03pm

2. Roll Call

Clerk Girka called the Roll:

Present: Chairperson Carpenter, Member Pree, Member Dragoo, Member Brauer

Absent: Member Phillips, Member White Eagle

Also Present: Attorney Tappendorf, Officer Ranieri, Clerk Girka

3. Public Comments

Officer Ranieri confirmed that proper posting and notice was provided for the Public Hearing.

Motion to move Item 5 up on the agenda made by Member Pree; 2nd Member Brauer

Voice Vote:

4-Ayes

0-Nays

Motion Carried.

4. Public Hearing

Chairperson Carpenter opened the Public Hearing at 7:11pm to conduct a public hearing and consider recommendations to the Village Board concerning an application filed by Central Development Corporation to amend the Campton Crossings Unit 2 Planned Unit Development and any other necessary zoning relief to allow the re-subdivision and commercial development of Out lot H. The property that is subject to the application contains approximately 6.86 acres and is located approximately 500 feet east of the intersection of the southeast corner of LaFox Road and Illinois State Route 64 in the Village of Campton Hills, Illinois, Kane County, Illinois. The property is legally described as follows:

LOT H IN CAMPTON CROSSING UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 2001 AS DOCUMENT #2001K050665, IN KANE COUNTY, ILLINOIS. CONTAINING 298,911 SQ. FT. OR 6.86 ACRES, MORE OR LESS. PIN: 08-23-281-021

- Attorney Tappendorf swore in the audience.
- Zoning Officer Ranieri opened discussion outlining the proposed plan.
- Petitioner Ron D'Aversa of the Central Development Corporation gave a presentation about the proposed development.
 - Mr. D'Aversa outlined the steps he has taken to come up with a plan that would be satisfactory to all parties involved.
 - The plan entails extending two lots of the Campton Square business district to help invigorate economic development and feels it would be a benefit to the community.
- Mr. Alan Wu, resident of Campton Crossing strongly opposes the proposed expansion and elimination of open space. With the number of vacant properties, why not focus on getting those occupied. Stated the blight this type of business would have on the rural character of this community. Also feels it is a conflict of interest for Mr. D'Aversa holding a seat on the Economic Development Committee.
- Keith Herman does not unanimously support this development and worries about the effect on storm water management.
- Larry Bussow voiced his concern about access and potential traffic issues this development might impact. Asked what are the proposed businesses? Mr D'Aversa stated that one being considered is Dunkin Donuts.
- Attorney Tappendorf stated the reason for this hearing is to recommend or not recommend the amending and subdivision of the property in question. Further hearings will be needed to approve the type of businesses that will be part of this development should it be approved.
- Member Pree spoke about his strong desire to keep this area open space as originally intended. The people voted to maintain open space and the people have voted twice in favor of open space.
- Barbara Wonicki suggested keeping in mind that is the the east gateway to Wasco and the village. Careful consideration needs to be taken on what types of businesses and development happen there and making sure it fits the character of the community.
- Meagan Bradt spoke about the need to look for positives in this development and does not see many at this point.
- Member Carpenter spoke in favor of the development.
- Trustee Andersen asked about current occupancy in the existing properties. Mr. D'Aversa responded that approximately 6-8 thousand sq. ft. out of 72 thousand sq. ft. total are available.
- Attorney Tappendorf explained the process moving forward. The next stop is the Village Board for approval of the existing amendment and subdivide for future use. Then it comes back to committee for particular uses.
- Significant additional questions, comments and discussion by Planning & Zoning members ensued before the motion was called to close the Public Hearing.

Motion to close the Public Hearing at 8:40pm made by Member Brauer; seconded by Member Pree

Voice Vote:

4-Ayes

0-Nays

Motion Carried.

Motion to recommend to the Village Board approval of a request to amend the Campton Crossings Unit 2 Planned Unit Development and any other necessary zoning relief to allow the re-subdivision and commercial development of Out lot H.

Roll Call Vote:

3-Ayes: Members: Carpenter, Brauer, Dragoo

1-Nay: Member Pree

Motion Carried.

5. **New Business**

Motion to approve May 23, 2016 Plan Commission/Zoning Board of Appeals meeting minutes as amended made by Member Pree: seconded by Member Dragoo

Member Pree suggested correction to the May 23, 2016 Minutes

Roll Call Vote:

4-Ayes: Members: Brauer, Carpenter, Dragoo, Pree

0-Nays

Motion Carried.

Motion to approve July 7, 2016 Plan Commission/Zoning Board of Appeals meeting minutes as amended made by Member Pree; seconded by Member Dragoo

Member Pree suggested corrections to the July 7, 2016 meeting minutes.

Roll Call Vote:

4-Ayes: Members: Brauer, Carpenter, Dragoo, Pree

0-Nays

Motion carried.

6. **Old Business**

a. Comprehensive Plan

No discussion.

7. **Motion to adjournment the meeting at 8:54pm made by Member Brauer; seconded by Member Pree**

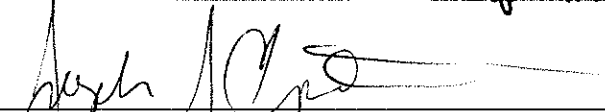
Voice Vote:

4-Ayes


0-Nays

Motion Carried.

Approved this 26th day of September, 2016.



Joe Carpenter, Chairperson



Nicholas Girka, Village Clerk